

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number AMY L. GOLDMAN, State Bar No. 134088 HAN K. LEE, State Bar No. 221888 LEWIS BRISBOIS BISGAARD & SMITH LLP 221 N. Figueroa St., Suite 1200 Los Angeles, CA 90012 T: 213.250.1800	FOR COURT USE ONLY  2004 OCT -1 AM 10:44 CLERK DEPUTY CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: MCC EVENTS MANAGEMENT, INC.,   Debtor(s).	CASE NO.:  SV03-17589-AG

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> October 27, 2004	<b>Time:</b> 10:00 a.m.
<b>Location:</b> 21041 Burbank Blvd., Woodland Hills, CA 91367	

Type of Sale:    ☒ Public:    ☐ Private:    Last date to file objections: October 13, 2004

Description of Property to be Sold: 242 acres of undeveloped real property located at 38801 Los Corralitos Road, Temecula, California 92592, currently operated as a horse training facility called Galway Downs.

Terms and Conditions of Sale: On an "as is" and "where is" basis. Offer subject to overbid.

Proposed Sale Price: \$10,200,000.00 subject to overbid.

Overbid Procedure (If Any): See attachment.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Bob Safai  
Madison Partners  
12121 Wilshire Blvd., Suite 959  
Los Angeles, CA 90025-1123  
Tel. 310.820.5959      Fax 310.826.3410

Date: September 24, 2004

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property, the Trustee requests that the parties comply with the following provisions:

- a. Each party (including Namco) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;
- b. Each party participating in the overbid process (except for Namco) must have 3 days prior to the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of \$1,000,000.00. The \$1,000,000.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;
- c. The bidding for the Subject Property shall begin at \$10,350,000.00 with overbids being made in minimal increments of \$25,000.00 thereafter; and
- d. Each party (including Namco) must pay the full amount of the successful bid to the Trustee within the time period set forth in the RPPA or otherwise within 7 days from the date of entry of an order granting the Motion in its entirety, whichever is earlier. In the event that Namco is not the successful bidder of the Subject Property, the successful bidder shall then become the buyer under the same terms and conditions as set forth in the RPPA. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.